

**SNAPSHOT of HOME Program Performance--As of 03/31/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Ocean County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$22,261,901**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank | Nat'l Average    | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------|------------------|------------------------------|---------|---------|
|  |          |               |            |                  | Group                        | B       | Overall |
| Program Progress:  |          |               |            | PJs in State: 27 |                              |         |         |
| % of Funds Committed   | 89.27 %  | 91.60 %       | 21         | 92.07 %          | 24                           | 28      |         |
| % of Funds Disbursed   | 82.12 %  | 82.33 %       | 19         | 84.14 %          | 29                           | 33      |         |
| Leveraging Ratio for Rental Activities                           | 3.42     | 5.08          | 19         | 4.79             | 35                           | 39      |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 83.74 %  | 82.23 %       | 22         | 81.45 %          | 29                           | 27      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 69.75 %  | 64.03 %       | 14         | 69.74 %          | 39                           | 41      |         |
| Low-Income Benefit:  |          |               |            |                  |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 85.94 %  | 83.30 %       | 15         | 80.97 %          | 60                           | 56      |         |
| % of 0-30% AMI Renters to All Renters***                         | 46.88 %  | 44.72 %       | 14         | 45.50 %          | 52                           | 51      |         |
| Lease-Up:  |          |               |            |                  |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 100.00 % | 96.38 %       | 1          | 95.55 %          | 100                          | 100     |         |
| Overall Ranking:   |          |               | In State:  | 15 / 27          | Nationally:                  | 50 52   |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |                  |                              |         |         |
| Rental Unit  | \$63,341 | \$27,807      |            | \$26,831         | 64 Units                     | 5.70 %  |         |
| Homebuyer Unit   | \$8,290  | \$17,000      |            | \$15,029         | 331 Units                    | 29.40 % |         |
| Homeowner-Rehab Unit   | \$27,038 | \$15,689      |            | \$20,806         | 135 Units                    | 12.00 % |         |
| TBRA Unit  | \$9,151  | \$8,241       |            | \$3,228          | 597 Units                    | 53.00 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ocean County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$92,005  | \$135,752 | \$25,471  |
| <b>State:*</b>     | \$107,990 | \$96,653  | \$17,374  |
| <b>National:**</b> | \$96,090  | \$75,663  | \$23,585  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.1

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %   |  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %   |
|--|--|--|--|--|--|--|--|--|--|
| <b>RACE:</b>                             |  |  |  |  | <b>HOUSEHOLD TYPE:</b>   |  |  |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">60.9</span> | <span style="border: 1px solid black; padding: 2px;">85.2</span> | <span style="border: 1px solid black; padding: 2px;">87.4</span> | <span style="border: 1px solid black; padding: 2px;">73.9</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">10.9</span> | <span style="border: 1px solid black; padding: 2px;">28.4</span>             | <span style="border: 1px solid black; padding: 2px;">22.2</span> | <span style="border: 1px solid black; padding: 2px;">22.4</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">28.1</span> | <span style="border: 1px solid black; padding: 2px;">4.5</span>  | <span style="border: 1px solid black; padding: 2px;">8.1</span>  | <span style="border: 1px solid black; padding: 2px;">14.9</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">4.8</span>              | <span style="border: 1px solid black; padding: 2px;">20.0</span> | <span style="border: 1px solid black; padding: 2px;">3.7</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">57.8</span> | <span style="border: 1px solid black; padding: 2px;">29.3</span>             | <span style="border: 1px solid black; padding: 2px;">23.0</span> | <span style="border: 1px solid black; padding: 2px;">51.5</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">31.3</span> | <span style="border: 1px solid black; padding: 2px;">31.7</span>             | <span style="border: 1px solid black; padding: 2px;">31.9</span> | <span style="border: 1px solid black; padding: 2px;">20.9</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.7</span>              | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |  |  |  |  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  |  |  |  |  |  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">1.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |  |  |  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |  |  |  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |  |  |  |  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |  |  |  |  |
| <b>ETHNICITY:</b>                        |  |  |  |  |  |  |  |  |  |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">6.3</span>  | <span style="border: 1px solid black; padding: 2px;">9.1</span>  | <span style="border: 1px solid black; padding: 2px;">3.0</span>  | <span style="border: 1px solid black; padding: 2px;">7.5</span>  |  |  |  |  |  |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |  |  | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |  |  |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">10.9</span> | <span style="border: 1px solid black; padding: 2px;">28.4</span> | <span style="border: 1px solid black; padding: 2px;">17.8</span> | <span style="border: 1px solid black; padding: 2px;">19.4</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">59.4</span> | <span style="border: 1px solid black; padding: 2px;">1.2</span> <sup>#</sup> |  |  |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">17.2</span> | <span style="border: 1px solid black; padding: 2px;">21.8</span> | <span style="border: 1px solid black; padding: 2px;">17.0</span> | <span style="border: 1px solid black; padding: 2px;">29.9</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">1.6</span>  |  |  |  |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">15.6</span> | <span style="border: 1px solid black; padding: 2px;">19.3</span> | <span style="border: 1px solid black; padding: 2px;">21.5</span> | <span style="border: 1px solid black; padding: 2px;">24.6</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">9.4</span>  |  |  |  |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">39.1</span> | <span style="border: 1px solid black; padding: 2px;">14.8</span> | <span style="border: 1px solid black; padding: 2px;">30.4</span> | <span style="border: 1px solid black; padding: 2px;">15.7</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">29.7</span> |  |  |  |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">10.9</span> | <span style="border: 1px solid black; padding: 2px;">12.4</span> | <span style="border: 1px solid black; padding: 2px;">8.9</span>  | <span style="border: 1px solid black; padding: 2px;">6.7</span>  |  |  |  |  |  |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">6.3</span>  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">3.7</span>  | <span style="border: 1px solid black; padding: 2px;">2.2</span>  |  |  |  |  |  |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |  |  |  |  |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.7</span>  |  |  |  |  |  |
|  |  |  |  |  | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  |  |  | <span style="border: 1px solid black; padding: 2px;">74</span>   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ocean County Consortium

State: NJ

Group Rank: 50  
 (Percentile)

State Rank: 15 / 27 PJs

Overall Rank: 52  
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 75.25%   | <b>83.74</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 50.43%   | <b>69.75</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>85.94</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 91.30%   | <b>100</b>   |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.340    | <b>3</b>     |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT



Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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